



TAYLOR GIBBS

Residential Sales, Lettings & Management Agents

Shepherds Hill, Highgate, N6
Price £2,200 pcm - To Let

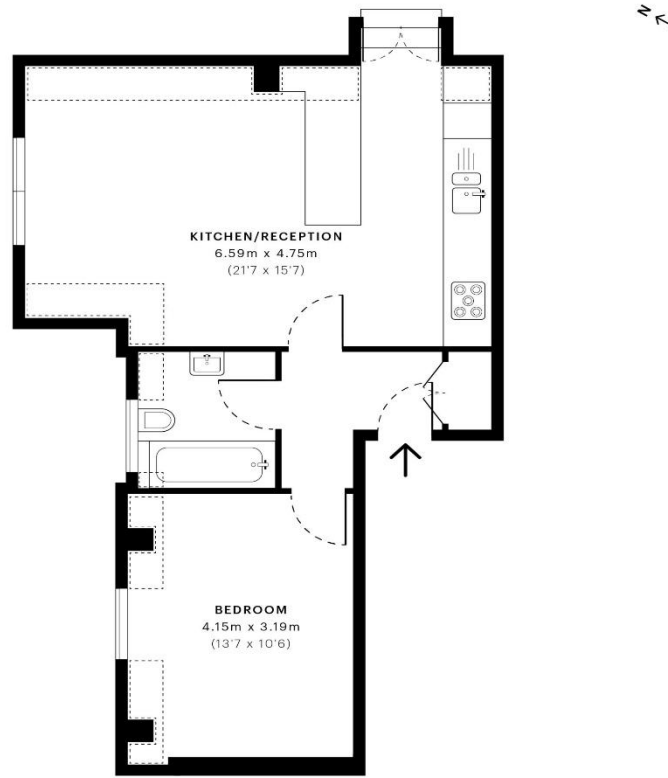
A spacious one bedroom top floor period conversion situated within close walking distance to Highgate Underground Station. Flooded in natural light, the accommodation comprises a spacious reception with far reaching views towards Muswell Hill and Alexandra Palace which is open plan to a modern fully fitted kitchen with integrated appliances, double bedroom and bathroom. Further benefits include wooden floors to the reception room and entrance hallway, sash double glazed windows throughout, a 'Juliet' balcony with a window seat and access to a well maintained communal garden. It is conveniently located within close walking distance to the amenities of both Crouch End Broadway and Highgate Village.

Material Information:

The property has gas central heating and Ofcom confirms that Ultrafast broadband is available. The building is serviced by electricity, mains water and sewerage, and mobile phone coverage is available. There is CPZ street parking available on the street.

Please note that £2,200 per calendar month is the equivalent of £507.69 per week
Council Tax: Haringey – Band D
Approx. Floor Area: 554 sqft (51.47 sqm)





— First Floor

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 Plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		52	52
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

GROSS INTERNAL AREA (GIA)
The footprint of the property
51.55 sqm / 554.88 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
49.74 sqm / 535.40 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5 m
5.69 sqm / 61.25 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 52.28 sqm / 562.74 sqft
IPMS 3C RESIDENTIAL 50.47 sqm / 543.25 sqft

spec id: 02418bb2aa25640dc3ede52a



